

Filed for Record at Request of:
NIKKI THOMPSON
THOMPSON, GUILDNER & ASSOCIATES, INC., P.S.
110 CEDAR AVENUE, SUITE 102
SNOHOMISH, WA 98290

Reference # (if applicable):

Claimant: CITY OF SEDRO-WOOLLEY, a Washington municipal corporation

Respondent: NICHOLE PRESNELL, an individual

Legal Description: TRACT "B", CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-01-79, APPROVED MAY 2, 1979 AND RECORDED MAY 4, 1979 IN VOLUME 3 OF SHORT PLATS, PAGE 112, UNDER AUDITOR'S FILE NO. 7905040019, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Parcel ID#: P36416, 350413-1-010-0105; P101553, 350413-1-010-0402

CLAIM OF LIEN

NOTICE IS HEREBY GIVEN that the entity below claims a lien pursuant to Sedro-Woolley Municipal Code Chapter 18.35.010. In support of this lien the following information is submitted:

1. **NAME OF LIEN CLAIMANT:** City of Sedro-Woolley, a Washington municipal corporation
TELEPHONE NUMBER: (360) 855-1661
ADDRESS: 325 Metcalf Street, Sedro Woolley, WA 98284
2. The Respondent has failed to pay FOUR THOUSAND, TWO HUNDRED DOLLARS AND NINETY-FIVE CENTS (\$4,200.95) of abatement fees owed to THE CITY OF SEDRO-WOOLLEY. This Claim of Lien is made pursuant to Sedro-Woolley Municipal Code Chapter 18.40 and the Order Granting Default and Issuance of Warrant of Abatement signed by the Court on December 14, 2023.
3. **NAME & ADDRESS OF PERSON INDEBTED TO THE CLAIMANT:**
NICHOLE PRESNELL
5817 306th ST NW
STANWOOD, WA 98292
4. **DESCRIPTION OF THE PROPERTY AGAINST WHICH A LIEN IS CLAIMED:**
SKAGIT COUNTY PARCEL NOS. P36416, 350413-1-010-0105;

P101553, 350413-1-010-0402

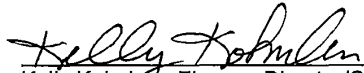
LEGAL DESCRIPTION:

TRACT "B", CITY OF SEDRO WOOLLEY SHORT PLAT NO. SW-01-79, APPROVED MAY 2, 1979 AND RECORDED MAY 4, 1979 IN VOLUME 3 OF SHORT PLATS, PAGE 112, UNDER AUDITOR'S FILE NO. 7905040019, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

5. **NAME AND ADDRESS OF OWNER OR REPUTED OWNER:**

NICHOLE PRESNELL
5817 306th ST NW
STANWOOD, WA 98292

6. PRINCIPAL AMOUNT FOR WHICH THE LIEN IS CLAIMED:	\$4,200.95
PLUS LIEN RECORDING FEES:	\$40.00
PLUS ATTORNEYS FEES:	\$5,878.99
PLUS INTEREST* AS OF THIS DATE:	\$0.00
*Interest shall accrue at 12% per annum	TOTAL: \$10,119.94


 Kelly Kohnken, Finance Director/Clerk, Agent
 City of Sedro-Woolley
 325 Metcalf Street
 Sedro-Woolley, WA 98284

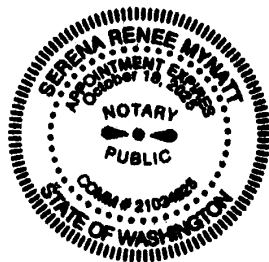
STATE OF WASHINGTON)
) ss
 COUNTY OF SKAGIT)


Kelly Kohnken, being sworn, says: I am the agent of the claimant above named. I have read the foregoing claim, know the contents thereof, and believe the same to be true and correct and that the claim of lien is not frivolous, and is made with reasonable cause, and is not clearly excessive under penalty of perjury.


 Kelly Kohnken for City of Sedro-Woolley, Claimant

On this day personally appeared before me, Kelly Kohnken, to me known to be the individual, described above, and who further, under oath, stated that she has read the claim set forth above, and based upon information provided knew the contents thereof, and believed the same to be true and correct, and that the claim was made with reasonable cause and was not frivolous, and further acknowledges to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me this 5 day of March, 2024.




 (Print Name) Serena R Mynatt
 NOTARY PUBLIC in and for the State of
 Washington Residing at Sedro-Woolley
 My Commission Expires: 10-18-2025